

TOWN OF LUNENBURG
Office of the Planning Board

Matthew Allison, Chair
Damon McQuaid, Vice Chair
Gregory Bittner, Clerk
Kenneth Chenis, Mbr.
David Prokowiew, Mbr.



Tel: (978) 582-4147, ext 5
Fax: (978) 582-4353
960 Massachusetts Avenue
Lunenburg, MA 01462

Adam R. Burney
Land Use Director

Minutes
Public Hearing
1034, 1048 & 1054 Northfield Road
October 24, 2016

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 6:52 PM

Present: Matthew Allison, Damon McQuaid, Gregory Bittner, Kenneth Chenis, David Prokowiew, Adam R. Burney

The Hearing was to hear and discuss a request to create a stone wall entrance at 1048 and 1054 Northfield Road (Map 037, Parcel 0011), and to remove a shade tree at 1034 Northfield Road (Map 037, Parcel 0012), under M.G.L. Ch. 40, Section 15C, Scenic Road Designations and under M.G.L. Ch. 87, Section 3, Cutting of Public Shade Trees.

These are the remaining three lots from a Board-endorsed ANR Plan in July 2016.

Applicant Ronald Smith, 110 Old Farm Road, made the presentation.

Lot 1 (1054 Northfield) trees are on the westerly side below the hill on Lot 5. There are no established trees in the jurisdiction of the scenic road. Only young scrub trees will be taken. The largest is probably of a six inch caliper.

Lot 2 (1048 Northfield) has one singular tree R. Smith would like to remove. It sits approximately three feet off the road and probably has a 20" (twenty inch) caliper. The driveway will go in that basic proximity. There is an open culvert where the property lines meet. R. Smith's partner has spoken with the DPW Director and the Applicant plans on making some improvements to the culvert. The structure under the ground will not be changed. Pipe will be put in to make it safer.

M. Allison inquired as to the potential of a common driveway for Lots 1 and 2. R. Smith noted that none of the current property owners have any desire for a common drive.

M. Allison noted the remains of a stone wall at Lots 1 and 2. R. Smith responded all that is left there is the rubble base. He plans on rebuilding that stone wall and possibly forming a mouth of stone at least six feet back from both sides of any driveway to give it an entrance.

Lot 3 (1042 Northfield) has a circa 50-60 year oak, located approximately five feet from a short steel rod. This steel rod denotes the property line between Lots 3 and 4. R. Smith wishes to keep at least 30 feet between driveways since they will not be shared. To avoid having a driveway in close proximity to a tree root mass of a circa 100 year maple on Lot 4, he would like to keep the drive closer to the property line. This requires the removal of the noted oak tree (located off of the right of way) on Lot 3. (The property owner of Lot 3 does not have an issue with removal of the noted oak.) If the oak is removed, this will lower the grade, and the 100-year maple would survive.

Motion, K. Chenis, to close the Hearing, Second, D. McQuaid, all aye.

Hearing closed 7:21 PM.

Documents used at meeting: Scenic Road Application

Minutes/public hearings 2016/1034, 1048 & 1054 Northfield road_10.24.16